

IN RE: PETITIONS FOR ADMINISTRATIVE	* BEFORE THE
SPECIAL HEARING & VARIANCE -	
S/S Thornton Mill Road, 100' W of the c/l	* ZONING COMMISSIONER
Bonnieview Road	
(14624 Thornton Mill Road)	* OF BALTIMORE COUNTY
8 <sup>th</sup> Election District	
3 <sup>rd</sup> Council District	* Case No. 99-380-SPHA
Sydney Hopkins	*
Petitioner	

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Administrative Special Hearing and Variance filed by the owner of the subject property, Sydney Hopkins. The Petitioner requests a special hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and Section 26-278 thereof, to allow the construction of an addition to the rear of an existing historic structure. In addition, the Petitioner requests a variance from Section 1A03.4.B.2(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 21 feet in lieu of the required 25 feet for a proposed front porch addition to the existing dwelling, and, from Section 400.1 of the B.C.Z.R. to permit an accessory structure (proposed outbuilding) in the side yard in lieu of the required rear yard, and with a height of 20 feet in lieu of the maximum allowed 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

It is to be noted that the Petitioner originally filed her requests in April, 1999, through the administrative special hearing/variance process, which allows consideration by the Zoning Commissioner/Deputy Zoning Commissioner without the need for a public hearing. Pursuant to Section 26-126 of the Baltimore County Code, the property is posted and advertised, giving public notice of the requested relief. If no one living within 1,000 feet of the property in question requests

ORDER RECEIVED FOR FILING

Date

By

a public hearing to determine the merits of the request, a decision is rendered based upon the documentation contained in the case file.

Subsequent to filing the Petitions, the Petitioner apparently had some reservations about moving forward with the improvements planned at that time, and in conversation with the Deputy Zoning Commissioner, asked that we withhold making a decision in the matter for a period of time. Thereafter, the Petitioner advised this Zoning Commissioner that she did not wish to abandon her requests for special hearing and variance relief, but needed additional time to hire an architect to assist her in developing building elevation drawings for the proposed improvements. By letter dated August 9, 2000, the Petitioner advised this Zoning Commissioner and Arnold Jablon, Director of the Department of Permits and Development Management, that she was ready to move forward with her plans. The property was again re-posted and re-advertised; however, due to the length of time that had passed since the initial Petitions were filed, it was agreed that the matter should be scheduled for a public hearing and a hearing was held on September 22, 2000. Appearing at that hearing in support of the request was Sydney Hopkins. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel containing a gross area of 2.389 acres, more or less, zoned R.C.4. The property is located on the south side of Thornton Mill Road, just west of its intersection with Bonnieview Road in Sparks. The property is improved with a single family dwelling, which is apparently quite old. The Petitioner testified that she has owned and resided on the property for approximately 4 years and is desirous of making certain improvements to provide more living and storage space thereon. In pursuit of this goal, she proposes several improvements; to the dwelling, she proposes an 8' x 18' screened porch addition to the front of the building, and a two-story, 30' x 25' addition to the rear of the dwelling. In addition to the proposed improvements to the existing dwelling, the Petitioner also proposes to construct an outbuilding (shed), in the side yard of the property. Ms. Hopkins indicated that she is an artist by vocation and intends to use a portion of the separate building as a

ORDER RECALLED FOR FILING

Date

By

studio. Testimony indicated that the Petitioner proposes only the two-story addition, and separate outbuilding at this time and that the front porch is not in the plans at the present time.

Apparently, the property is listed on the Maryland Historic Trust Inventory as Item No. BABA 189, "Strawberry Hill (Hilltop)." Due to its designation as a historic structure, special hearing relief is requested to satisfy the requirements of Section 26-278 of the Code, which requires that historic buildings be preserved. Variance relief is necessary as outlined above, in view of the location and dimensions of the proposed improvements.

The Petitioner's requests were considered by the County's Landmarks Preservation Commission at their March 9, 2000 meeting. The minutes from that meeting indicate that Ms. Hopkins and her architect, Robert Field, presented elevation drawings representing the proposed two-story addition. Following that presentation, it was moved that the proposal be considered consistent with Section 26-278 of the Code, which requires that the building "must be preserved." Following a second of that motion, the Landmarks Preservation Commission unanimously approved the request. It is to be noted that the proposed outbuilding is not subject to review by the Landmarks Preservation Commission. It is also to be noted that there were no opponents and no Protestants who appeared at the hearing before me, and there were no adverse zoning Advisory Committee (ZAC) comments.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As to the Petition for Special Hearing, I adopt the reasoning and findings of the Landmarks Preservation Commission that the proposed addition is appropriate. As to the variance relief, I find that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. for relief to be granted. I am persuaded that the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of November, 2000 that the Petition for Administrative Special Hearing seeking

approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203(C)(8) and Section 26-278 thereof, to allow the construction of an addition to the rear of an existing historic structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.2(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 21 feet in lieu of the required 25 feet, and, from Section 400.1 of the B.C.Z.R. to permit an accessory structure (proposed outbuilding) in the side yard in lieu of the required rear yard and to permit a height for said structure of 20 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed additions shall be consistent with the building elevation drawings reviewed and approved by the Landmarks Preservation Commission on March 9, 2000.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

November 1, 2000

Ms. Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, Maryland 21152

RE: PETITIONS FOR ADMINISTRATIVE SPECIAL HEARING & VARIANCE  
S/S Thornton Mill Road, 100' W of the c/l of Bonnieview Road  
(14624 Thornton Mill Road)  
8<sup>th</sup> Election District - 3<sup>rd</sup> Council District  
Sydney Hopkins - Petitioner  
Case No. 99-380-SPHA

Dear Ms. Hopkins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File



# Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14624 Thornton Mill Rd  
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to approve the construction of an addition in the rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

Case No. 99-380-SPHA

Reviewed By PR Date 3/29/99

Estimated Posting Date 4/4/99

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14624 Thornton Mill Rd  
Address  
Sparks MD 21152  
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sydney C. Hopkins  
Signature

Signature

SYDNEY C. HOPKINS  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19<sup>th</sup> day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sydney C. Hopkins

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/19/99  
Date

[Signature]  
Notary Public

My Commission Expires 12-01-02

# Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14624 Thornton Mill Rd  
Address  
Sparks MD 21152  
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sydney C. Hopkins  
Signature

Signature

SYDNEY CHOPKINS  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19<sup>th</sup> day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sydney C. Hopkins

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/19/99  
Date

[Signature]  
Notary Public

My Commission Expires 12-01-02



# Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14624 Thornton Mill Rd  
which is presently zoned RC 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to approve the construction of an addition in the rear yard

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

SYDNEY HOPKINS

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

SYDNEY HOPKINS

Name

14624 Thornton Mill Rd

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 99 day of SPRING, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 99-380-SPA A

Reviewed By BR Date 3/29/99

REV 9/18/98

Estimated Posting Date 4/1/99



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14624 Thornton Mill Road  
which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4, B.2.a to permit a front

yard setback of 21 ft. in lieu of the required 25 ft. Section 400.1 to permit an accessory structure in the side yard in lieu of the required rear yard and to permit a height of 20 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of April, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

### Legal Owner(s):

Sydney Hopkins

Name - Type or Print

Signature

Name - Type or Print

Signature

14624 Thornton Mill Rd 410-771-8206

Address

Telephone No.

Sparks, MD

21152

City

State

Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BR Date 3/29/99

Estimated Posting Date 4/4/99

CASE NO. 99-380-5814A

Date 9/15/98

By [Signature]

ORDER RECEIVED FOR FILING  
Date  
By

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14624 Thornton Mill Rd  
Address  
Sparks MD 21152  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the age of my home and its placement inside the property lines, it does not fall within my zone (RC4) setback requirements. I wish to add more living space to the existing dwelling. I would like to come forward of what is currently the front of the house by 8 feet. I also wish to build an out-building that is placed forward of the back line of the proposed addition.

(See attached)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sydney Hopkins  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14624 Thornton Mill Rd  
Address  
Sparks MD 21152  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the age of my home and its placement inside the property lines, it does not fall within my zone (RC4) setback requirements. I wish to add more living space to the existing dwelling. I would like to come forward of what is currently the front of the house by 8 feet. I also wish to build an out-building that is placed forward of the back line of the proposed addition.

(See attached)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Sydney C. Hopkins  
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of March, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sydney Hopkins  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/4/99  
Date

Heather Board  
Notary Public

My Commission Expires 2/12/02



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14624 Thornton Mill Road  
which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A03.4.B.2.a to permit a front yard setback of 21 ft. in lieu of the required 25 ft. Section 400.1 to permit an accessory structure in the side yard in lieu of the required rear yard and to permit a height of 20 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Sydney Hopkins

Name - Type or Print

Signature

Name - Type or Print

Signature

14624 Thornton Mill Rd 410-771-8206 day & evening

Address

Telephone No.

Sparks, MD

21152

City

State

Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this      day of     , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-380-SHA

Reviewed By BR Date 3/29/99

REV 9/15/98

Estimated Posting Date 4/1/99

## FURTHER

### ~~THE~~ REASONS FOR BUILDING ADDITIONS

The reasons for building the proposed additions as described here are as follows:

- necessary additional living space due to family enlargement.
- though most of the addition is behind the house, desired room size and design proportion require coming east of house's end by 7 feet. We cannot extend west behind the house due to presence of old maple tree that shades the back outdoor sitting area.
- We wish to put the porch as indicated because that is where an outdoor porch had once been, many years ago.
- The existing kitchen at the west end of house will be turned into an office space and the new addition will include a new kitchen.

SYDNEY HOPKINS  
ARTIST

ZONING DESCRIPTION

Zoning description for 14624 Thornton Mill Road.

Beginning at a point on the south side of Thornton Mill Rd.  
which is 26' wide at a distance of 100' west of the  
centerline of the nearest improved intersecting street  
Bonnieview Rd. which is 18' wide.

As recorded in Deed Liber 12149, Folio 412: S.87 20'10"E107.73'  
S.86 10'00"E 342.82', S.81 10'00"E211.05', S.56 36'20"W 287.20+23.00',  
N.85 46'W 210.10', N.85 46'00"W 214.68', N.01 42'28"E 194.63'+13.59'  
to place of beginning.

**44-380-SPNA**

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-380-SPHA

14614 Thornton Mill Road

S. side Thornton Mill Road W of centerline Bonnieview Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Sydney Hopkins

Variance: to permit a front yard setback of 21 feet in lieu of the required 25 feet, to permit an accessory structure in the side yard in lieu of the required rear yard and permit a height of 20 feet in lieu of the required 15 feet.

Hearing: Friday, September 22, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing.

Contact the Zoning Review Office at (410) 887-3391.

11/9/00 Sept. 9.

C417077

## CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/7/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5/, 2000.

THE JEFFERSONIAN,  
*J. Wilkinson*

LEGAL ADVERTISING



**BALTIMORE COUNTY, MARY' ID**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No. 065424

DATE 3/29/99 ACCOUNT ROU-6150

AMOUNT \$ 100.00

RECEIVED FROM: Sydney Hopkins

FOR: Ad. 110 admin. variance  
030 special hearing

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER      Item # 350

PAID RECEIPT

PROCESS      DATE      TIME  
020-1999      3/29/1999      00:57:07  
PEG 1563      WINTER PMS PFW      1563  
MISCELLANEOUS CASH RECEIPT  
Receipt #      000126      OFF  
CP NO. 065424

100.00 CHECK  
Baltimore County, Maryland

**99-380-SPHA**

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-380-SPHA  
14614 Thornton Mill Road  
S side Thornton Mill Road  
W of centerline Bonnieview Road

8th Election District  
3rd Councilmanic District  
Legal Owner(s): Sydney Hopkins

**Special Hearing:** to approve the construction of an addition in the rear yard.

**Hearing:** Friday, September 22, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/606 Sept. 5 C417015

## CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/7/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/5/, 2000.

THE JEFFERSONIAN,  
*J. Wilkins*

LEGAL ADVERTISING  


CERTIFICATE OF POSTING

ADMIN.

RE Case No. 99-380-SPHA

Petitioner/Developer S. HOPKINS, ETAL

Date of Hearing (Closing) 4/26/99

Baltimore County Department of  
Permits and Development Management  
County Office Building Room 300  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Chwendia M. Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #14624 THORNTON MILL RD.

The sign(s) were posted on

4/10/99  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/12/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-380-SPHA  
#14624-THORNTON MILL RD.  
HOPKINS CL 4/26/99

# CERTIFICATE OF POSTING

RE: Case No.: 99-380-A

Petitioner/Developer: S. HOPKINS, ETAL

Date of Hearing/Closing 9/22/00

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #14264 Thornton Mill Rd

The sign(s) were posted on 9/2/00  
(Month, Day, Year)

Sincerely,

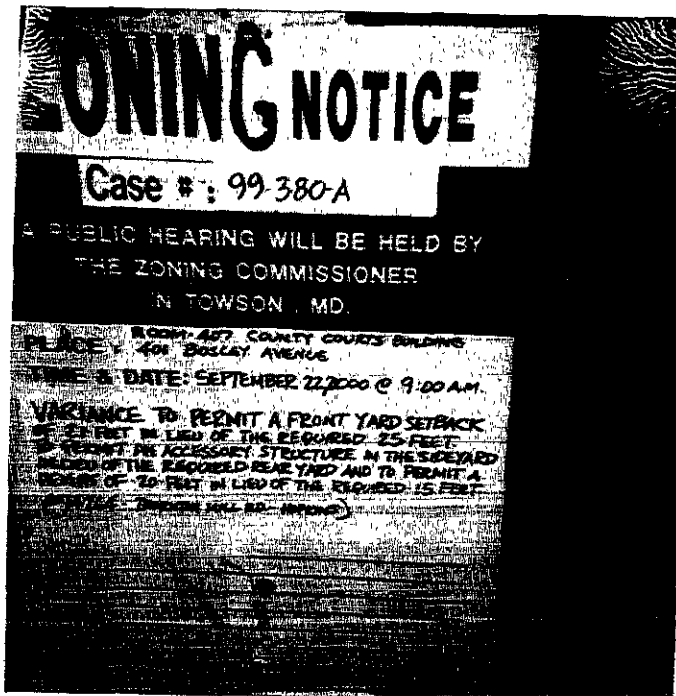
Patrick M. O'Keefe 9/4/00  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-380-A  
#14264 T. Mill Rd

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, September 5, 2000 Issue – Jeffersonian

Please forward billing to:

Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, MD 21152

410-771-8206

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-380-SPHA  
14614 Thornton Mill Road  
S side Thornton Mill Road W of centerline Bonnieview road  
8<sup>th</sup> Election District – 3rd Councilmanic District  
Legal Owner: Sydney Hopkins

Variance to permit a front yard setback of 21 feet in lieu of the required 25 feet, to permit an accessory structure in the side yard in lieu of the required rear yard and permit a height of 20 feet in lieu of the required 15 feet.

HEARING: Friday, September 22, 2000 at 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt  
GDZ

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Wednesday, September 6, 2000 Issue – Jeffersonian

Please forward billing to:  
Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, MD 21152

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-380-SPHA  
14614 Thornton Mill Road  
S side Thornton Mill Road W of centerline Bonnieview road  
8<sup>th</sup> Election District – 3rd Councilmanic District  
Legal Owner: Sydney Hopkins

Special Hearing to approve the construction of an addition in the rear yard.

HEARING: Friday, September 22, 2000 at 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue



EDZ

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

August 17, 2000

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-380-SPHA  
14614 Thornton Mill Road  
S side Thornton Mill Road W of centerline Bonnieview road  
8<sup>th</sup> Election District – 3rd Councilmanic District  
Legal Owner: Sydney Hopkins

Variance to permit a front yard setback of 21 feet in lieu of the required 25 feet, to permit an accessory structure in the side yard in lieu of the required rear yard and permit a height of 20 feet in lieu of the required 15 feet.

HEARING: Friday, September 22, 2000 at 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature, the initials "G.D.Z." are written.

Arnold Jablon  
Director

C: Sydney Hopkins, 14624 Thornton Mill Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 6, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

August 17, 2000

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-380-SPHA  
14614 Thornton Mill Road  
S side Thornton Mill Road W of centerline Bonnieview road  
8<sup>th</sup> Election District – 3rd Councilmanic District  
Legal Owner: Sydney Hopkins

Special Hearing to approve the construction of an addition in the rear yard.

HEARING: Friday, September 22, 2000 at 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon  
Director

C: Sydney Hopkins, 14624 Thornton Mill Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 6, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 380 -A Address 14624 Thornton Mill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/29/99 Posting Date: 4/11/99 Closing Date: 4/26/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 380 -A Address 14624 Thornton Mill Rd.

Petitioner's Name Sydney Hopkins Telephone 410-771-8206

Posting Date: 4/11/99 Closing Date: 4/26/99

Wording for Sign: To Permit a front yard setback of 21 ft. in lieu of the  
required 25 ft. To permit an accessory structure in the side yard in  
lieu of the required rear yard and to permit a height of 20 ft. in lieu of  
the required 15 ft.

**ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES**

Case Number 99- 380 -SPH Address 14624 Thornton Mill Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 3/29/99 Posting Date: 4/11/99 Closing Date: 4/26/99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE SPECIAL HEARING SIGN FORMAT**

Case Number 99- 380 -SPH Address 14624 Thornton Mill Rd.

Petitioner's Name Sydney Hopkins Telephone 410-771-8206

Posting Date: 4/11/99 Closing Date: 4/26/99

Wording for Sign: Administrative Special Hearing to approve the construction of an addition in the rear yard.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-380 SPH A

Petitioner: SYDNEY HOPKINS

Address or Location: 14624 THORNTON MILL RD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: SYDNEY HOPKINS

Address: 14624 THORNTON MILL RD

Telephone Number: 410-771-8206 DAY OR EVENING



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 26, 1999

Mr. Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, MD 21152

RE: Case No.: 99-380-SPHA  
Petitioner: Hopkins  
Location: 14624 Thornton Mill Road

Dear Mr. Hopkins:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 29, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 19, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STCP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 12, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 382, 383, 384, 385, 387, and 388

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4881, ME-1102F  
cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 4/19/99

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/12/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

*Additional Items*

Item #'s:

380

393

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 14, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** 14624 Thorton Mill Road

**INFORMATION:**

**Item Number:** 380

**Petitioner:** Sydney Hopkins

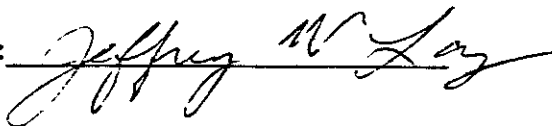
**Zoning:** RC-4

**Requested Action:** Administrative Variance and Special Hearing

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning will submit comments regarding the subject request subsequent to the May 13, 1999 meeting of the Landmarks Preservation Commission.

**Section Chief:**



AFK/JL:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.16.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 380

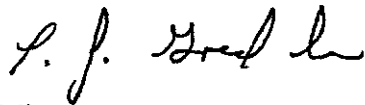
BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September <sup>7</sup> 3, 1999

Ms. Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, Maryland 21152

Re: Administrative Special Hearing  
Case No. 99-380-SPHA  
Property: 14624 Thornton Mill Road

Dear Ms. Hopkins:

It would be appreciated if you would notify this office as to whether you plan to proceed with your request for administrative special hearing concerning the above-captioned case. If I do not hear from you within ten (10) days of receipt of this letter, I plan to prepare and sign an Order to Dismiss this case.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 15, 2000

Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, MD 21152

Dear Ms. Hopkins:

RE: Case Number: 99-380-SPHA, 14624 Thornton Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*  
GDZ

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel





Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 20, 1999

Ms. Sydney Hopkins  
14624 Thornton Mill Road  
Sparks, Maryland 21152

Re: Administrative Special Hearing  
Case No. 99-380-SPHA  
Property: 14624 Thornton Mill Road

Dear Ms. Hopkins:

Confirming my telephone conversation with you of this date, I understand that you do not want to abandon your petition for variance and special hearing filed in connection with the above-captioned matter. However, I further understand that you are not prepared to move forward at this time and that you will be retaining the services of an architect to prepare drawings.

I will hold the case until I hear from you and ask that you contact me to let me know the status of the matter no later than 6 months from the date of this letter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

**MINUTES**  
**Landmarks Preservation Commission**  
**March 9, 2000**

**Present**

Mr. Robert C. Scott, Chairperson  
Mr. Tom Carski  
Mr. James Emerick  
Ms. Rosita Hill  
Mr. Roger Katzenberg  
Mr. Boulton Kelly  
Mr. Tim Rodgers  
Ms. Sandra Caslin  
Ms. Marlene Koeppel  
Ms. Dorothy Foos  
Mr. Thomas Lloyd Reynolds

**Not Present**

Dr. Rhoda Dorsey  
Mr. David Goldsmith  
Ms. N. Lark Schulze

Planning Office staff present included Kimberly Abe (Administrative Secretary to the Commission), John McGrain, Tim Dugan, and Lenwood Johnson.

The attendance sheet signed by the citizens present is filed with the meeting records.

The meeting was convened at 7:05 p.m. by the Chairperson, Robert C. Scott.

**Opening Statement**

Mr. Scott stated for the record that the Landmarks Preservation Commission operates under Title 26 of the County Code, the Secretary of the Interior's Standards, and its own Design Guidelines.

**Announcements**

**1. Review of Agenda**

No changes to the Agenda were proposed.

**2. Minutes of January 13, 2000 and February 10, 2000**

Mr. Kelly moved to approve the minutes of the January 13, 2000 meeting. Ms. Hill seconded the motion, which was unanimously approved. Ms. Caslin moved to approve the minutes of the February 10, 2000 meeting. Mr. Emerick seconded the motion, which was unanimously approved.

**3. Public hearings to consider nomination to the preliminary landmarks list**

- a. "Frederick Farm Complex," MHT # BA 1206, 18429 Middletown Road, Parkton vicinity  
(continued from 2/10/00)

Mr. Tom Gisriel, attorney for the property's current owner, Mr. Tracey, stated that his client maintains his position announced at the February 10, 2000 meeting, to not object to listing the main house and the four historic outbuildings on the preliminary landmarks list. Mr. Gisriel

Landmarks Preservation Commission  
Minutes of March 9, 2000 meeting

stated that he had no new issues to identify for the public hearing. Mr. Katzenberg moved to list the main house and the four historic outbuildings (the bank barn, the wash house, the carriage house, and the hay barn) under criterion (1), they are associated with a personality, group, event, or series of events of historical importance, and criterion (2), they are a distinctive example of a particular architectural style or period. Ms. Hill seconded the motion, which was unanimously approved.

- b. "Stevenson United Methodist Church," MHT # BA 1612, 10625 Stevenson Lane, Stevenson

Ms. Abe reported that the Stevenson United Church Board of Trustees requested postponement on this hearing. Mr. Emerick moved that the LPC postpone the public hearing until the April 13, 2000 meeting. Ms. Caslin seconded the motion, which was unanimously approved.

- c. "Walnut Grove Farmhouse," MHT # BA 2634, 200 S. Marlyn Avenue, at Back River

Mr. Ward Bucher, who had completed the documentation and recommended nomination of the national register-eligible nomination Walnut Grove Farmhouse, described how Federal 106 review process resulted in the national register-eligible nomination submittal to MHT, and the subsequent assignment of the Maryland Historical Trust (MHT) number. Mr. Bucher claimed that the farmhouse barely met Baltimore County's criteria for listing properties on the Baltimore County Landmarks List. Mr. Bucher itemized the County's five criteria, noting that after his site visit on February 22, 2000, he could not make a finding that the house met any of these five criteria. Ms. Timmy Ruppertsberger, attorney for the property's current owner, stated that the placement of the property on the preliminary landmarks list would create financial hardship for the owner.

Ms. Loraine Jones, an adjacent property owner since 1974, described how the farmhouse was once a well-cared for home that has only recently been neglected, most noticeably so since the initiation of the development plan for the entire site. Ms. Jones also commented that the style is representative of the community.

Mr. Tim Bishop, a Baltimore County Historic Trust (BCHT) board member, stated that BCHT, like the Maryland Historical Trust (MHT), concurs with the initial findings of national-register eligibility status for the farmhouse. Mr. Bishop stated even though the structure is a "vernacular" structure, and not high style, this does not diminish the historical significance of this scarce resource in its original historic setting. Mr. Bishop also commented that there are numerous other examples of developments that have successfully accomplished preservation of the existing historic structure (such as Willowbrook in Cockeysville) in the context of new development. Mr. Bishop further explained that for building quality alone, it is important that the County preserve remaining 18<sup>th</sup> and 19<sup>th</sup> resources, especially in light of the dominance of low-quality buildings constructed during the late 20<sup>th</sup> century.

Ms. Verna Ritter, a resident at 405 Walnut Grove Road, stated that she considered the farmhouse a treasure for the very reason that it was "everyman's home," and that preserving it would be a source of pride for the community. Ms. Melissa Severs, another local resident, stated that she grew up in the farmhouse and that she thinks that most people in that area would like to have it preserved. Ms. Severs noted that the national register-eligible status should be given serious consideration.

Mr. Tom Lavin, son-in-law of the current owner, stated that he would like to note that the attorney present represented the contract-purchaser.

Mr. Katzenberg reported that the technical committee, comprised of himself, Ms. Caslin, and Mr. Emerick, met on site on February 9, 2000, and that the technical committee's recommendation is that the farmhouse is eligible for preliminary landmarks list status under criterion (2). Mr. Katzenberg stated that Mr. Bucher initially identified the structure as national-register eligible in his nomination submitted to MHT with the finding that the farmhouse was eligible under National Register criteria (C), which is almost verbatim to the County's Landmarks List criterion (2), that it is a distinctive example of a particular architectural style or period. Mr. Katzenberg moved that Walnut Grove Farmhouse be nominated to the preliminary landmarks list under criterion (2). Ms. Caslin seconded the motion, which was unanimously approved.

- d. "Jacob House," MHT # BA 1061, 437 E. Pennsylvania Avenue, East Towson

Mr. Carroll Holzer, attorney for the property's current owner, described the history of the issues related to this hearing. Mr. Holzer stated that all parties had agreed that the hearing should be postponed until they could meet again to work out a solution.

Ms. Adelaide Bentley commented briefly as to why a large portion of the East Towson community does not want the building torn down. The LPC agreed to conduct a site visit with Mr. Katzenberg, Mr. Carski, Ms. Caslin, and Mr. Reynolds agreeing to participate on the technical committee. Ms. Caslin moved that the LPC postpone the hearing until the April 13, 2000 meeting. Ms. Hill seconded the motion, which was unanimously approved.

- e. "Chilly Hollow," MHT # BA 2418, 1846 Sutton Avenue, St. Denis

Mr. John McGrain, County Historian, showed slides illustrating Chilly Hollow, noting the stone, T-shaped structure's distinctive diamond-pattern windows in two of the gable ends.

Mr. Charles Wehland, current property owner, stated that his own mother was born in an upstairs room in "Chilly Hollow" on a Christmas Eve when there was a prayer meeting underway downstairs. Mr. Wehland described how he had refinished the original doors with their original locks, and how he found a fireplace with a squirrel-tail oven under later alterations. Mr. Whalen described his concerns about his plans for intended future uses of the approximately three-acre parcel surrounding the house. He expressed concern about how unpredictable it is to plan for a property amidst this area along Washington Boulevard which is in a "stable state of flux."

Mr. Wehland stated that he would be more comfortable within a historic district, since this would help direct the future of this structure in the context of an area-wide commitment to the same types of restrictions placed on Chilly Hollow.

Ms. Caslin pointed out that current law does not allow the LPC to designate districts, only individual sites. Ms. Kathy Sweet, Relay Historic District Committee representative commented that there has been no formal effort to establish St. Denis as an historic district, but eventually the St. Denis area could potentially get enough agreement from the property owners to do so.

Mr. Scott moved that the LPC place the structure, "Chilly Hollow," on the preliminary landmarks list under criteria (1) and (2). Ms. Hill seconded the motion, which was unanimously approved.

3. **Actions on changes to privately-owned structures**

- a. "Fitzwater House," MHT # BA 2538, 1708 S. Rolling Road (Relay County Historic District)

Ms. Caslin moved that the LPC confirm the consensus from the March 9, 2000 meeting to issue a notice to proceed for the proposed porch. Mr. Carski seconded the motion, which was unanimously approved.

- e. "Manor Glen," Final Landmarks List # 123, 15300 Jarrettsville Pike

Ms. Caslin moved that the LPC confirm the consensus from the March 9, 2000 meeting to issue a notice to proceed for the proposed addition. Mr. Carski seconded the motion, which was unanimously approved.

- c. "St. John's Protestant Episcopal Church," Final Landmarks List # 32, 3738 Butler Road, Worthington Valley

Ms. Abe reported that the LPC that the applicant requested this item be postponed until the April 13, 2000 meeting.

- d. "Fastie House," Final Landmarks List # 157, 220 Greenspring Valley Road

Mr. Ward, contract purchaser, presented the elevations drafted by his architect, Peter Radcliffe, for his proposed 22' X 25' addition on the rear façade. Ms. Caslin moved to issue a notice to proceed for the plans as presented. Mr. Kelly seconded the motion, which was unanimously approved.

4. **Recommendations on development proposals**

- a. 24 Sagewood Court (or 14803 York Road), "Sax House," MHT # BA 630

Mr. David Sutphen stated that he had presented a plan to the LPC at the February 10, 2000 meeting and that he has revised the original submittal to address issues identified by an LPC technical committee visit to the site on February 22, 2000. Mr. Katzenberg confirmed that the revised plan met the committee's recommendations based on the Secretary of the Interior's Standards, referencing the new site plan and the accompanying letter dated March 3, 2000 from Mr. Sutphen to Mr. Katzenberg.

Mr. Rodgers moved that the LPC recommend a finding to the hearing officer that the rehabilitation and additions as now proposed are consistent with Section 26-278, "must be preserved." Mr. Kelly seconded the motion, which was unanimously approved.

- b. Ruxton Assisted Living Facility, 6132 Falls Road, Bare Hills

Ms. Abe reported that the project was before the commission based on the LPC's concern as noted in the June 12, 1997 minutes, about possible impacts on adjacent structures and areas.

The project engineer, Mr. Gower Thompson, and Mr. Benjamin Bronstein, attorney for the developer, described the site conditions and the project history. Specifically, they stated that

Landmarks Preservation Commission  
Minutes of March 9, 2000 meeting

the Zoning Commissioner granted their requests for variances to accommodate the project, but not including their request for a height variance for 65 ft. in lieu of the 50 ft. limit.

Ms. Sara Lord, local resident, provided the LPC with a package of photographs of the properties in the area, and described their historic significance in detail.

Ms. Emma Bright, local resident of the historic African-American community called Pleasant View, discussed the community's history originating with the Scott family. Mr. Bright commented that the proposed development would destroy the "pleasant view" for which the community was named. Ms. Natalie Bundy, another local resident also commented that the view would be destroyed by the project as it is currently proposed.

After listening to considerable testimony, the commissioners urged that the hearing officer require that the design and landscaping should be very sensitive to this potentially national-register-eligible neighborhood, and the scenic route character of Falls Road.

c. 10734 Harford Road, "Foreman's House at the Copperworks," MHT # BA 2376

Mr. Martin Ellis, attorney for the property owner, described the history of this addition. He noted that the addition was almost entirely complete when a stop work order was issued once the County realized the property was on the MHT Inventory. Mr. Ellis stated that the owners were seeking relief from applying for the special hearing. Since the building has undergone a number of alterations, including the current addition, he asked that the LPC contact PDM with the recommendation that a special hearing requirement be waived. The LPC unanimously agreed to recommend that a special hearing requirement be waived.

d. 14624 Thornton Mill Road, "Strawberry Hill (Hilltop)," MHT # BA 189

Ms. Sidney Hopkins, owner, and her architect, Robert Field, presented the elevations representing the addition proposed for the historic structure. Mr. Field stated that his proposal minimized additional alterations to the stone portion by the proposed enlargement of two windows into six-foot openings for doors. Ms. Caslin moved that the LPC recommend a finding to the Hearing Officer that the addition as proposed is consistent with Section 26-278, "must be preserved." Ms. Hill seconded the motion, which was unanimously approved.

e. 9013 Liberty Road, "Randallstown Elementary School," MHT # BA 2558

Mr. Randolph Smith and Mr. John Gregg, Baltimore County Schools representatives, described the proposed addition to the school, noting that the addition was attached to later additions to the original historic portion constructed in 1908. Mr. Smith stated that they were working with the Maryland Historic Trust (MHT) on an MOA, allowing them to demolish the wooden health building on the same property conditioned on the submittal of photographic documentation. Ms. Caslin moved that the LPC recommend a finding to the hearing officer that the proposed addition is consistent with Section 26-278, "must be preserved." Mr. Carski seconded the motion, which was unanimously approved.

5. **No changes proposed to County-owned structures**

7. **Other business**



Landmarks Preservation Commission  
Minutes of March 9, 2000 meeting

- a. Discussion on the proposed concept plan for the Ensor Property and consideration of the community-initiated nomination for landmarks status for 801 Falls Road, Parkton

After much discussion, the LPC unanimously agreed to comment on the proposed development for the Ensor property

at the development plan phase. Mr. Gisreil, attorney for the current property owner, Mr. Tracey, initiated the discussion on the farmhouse at 801 Falls Road by noting that there were no plans to demolish this building. Ms. Caslin introduced the concept of placing the structure on the Maryland Historic Trust (MHT).

Ms. Page Crosby and Mr. Thomas Spencer, local residents, commented that they supported the LPC's recommendation to add the property to the MHT Inventory to address concerns regarding the future protection of this vernacular farmhouse.

The LPC unanimously agreed to move to recommend that the property at 801 Falls Road be added to the MHT Inventory, noting that the structure would thereby be subject to Section 26-278.

- b. 11904 Woodberry Court (Franklinville Historic District)

Ms. Caslin moved that the LPC deny the shed proposal based on the lack of communication from the applicant. Ms. Caslin noted that the applicant may return with a new proposal at a future date. Mr. Katzenberg seconded the motion, which was unanimously approved.

- c. 18213 York Road, Parkton

Ms. Abe stated that the Office of Planning staff recommends a public hearing on May 11, 2000 to consider this owner-initiated preliminary landmarks list nomination. Mr. Kelly moved to hold a public hearing on May 1, 2000. Mr. Emerick seconded the motion, which was unanimously approved.

- d. 18619 Graystone Road, White Hall

Ms. Abe stated that the Office of Planning staff recommends a public hearing on May 11, 2000 to consider this owner-initiated preliminary landmarks list nomination. Ms. Hill moved to hold a public hearing on May 11, 2000. Mr. Kelly seconded the motion, which was unanimously approved.

- e. 2 Bloomsbury Avenue, "First National Bank"

Ms. Abe stated that the Office of Planning staff recommends a public hearing on May 11, 2000 to consider this owner-initiated preliminary landmarks list nomination. Ms. Koepfel moved to hold a public hearing on May 11, 2000. Ms. Caslin seconded the motion, which was unanimously approved.

- f. 200 Ashland Road, "Ashland School," Preliminary Landmarks List # 171

Ms. Katzenberg moved that Commission recommend the nomination of the Ashland School to the National Register of Historic Places because of its eligibility under Criterion A. Mr. Kelly seconded the motion, which was unanimously approved.

Landmarks Preservation Commission  
Minutes of March 9, 2000 meeting

- g. Sudbrook Park Inc. request for a compliance letter from the LPC

The LPC unanimously agreed to issue a letter to the purported violation in Sudbrook Park.

Announcements

KA:rlh

SYDNEY HOPKINS  
ARTIST

August 9, 2000

To: Mr. Tim Kotroko  
Deputy Zoning Commissioner  
Suite 405, County Courts Building  
401 Bosley Ave.  
Towson, MD 21204

Re: Case # 99-380-SPHA  
Property: 14624 Thornton Mill Rd.

Dear Mr. Kotroko:

Enclosed please find a copy of a letter I am sending to Mr. Jablon. I have had helpful conversations with Betty in your office and with Gwen in the zoning office in my effort to resolve this matter. I am hoping that these letters will get this application back into the process without reapplication and posting, etc. Please let me know if there is anything else that I can do at this point to expedite a hearing. Thank you and I look forward to a positive outcome.

Sincerely,

  
Sydney Hopkins

AUG 10

14624 Thornton Mill Road Sparks, MD 21152  
Home 410-771-8206 Studio 410-669-3431

SYDNEY HOPKINS  
ARTIST

August 9, 2000

To: Mr. Arnold Jablon  
Director of Permits and Development Management  
Zoning Review  
111 West Chesapeake Ave.  
Towson, MD 21204

Re: Variance Case # 99-380-SPHA  
Property: 14624 Thornton Mill Rd.

Dear Mr. Jablon:

I am writing you requesting that the variance applied for April of '99 reference number #99-380 be sent on for a hearing. I am ready to move forward with this barn project and have applied for a building permit. That permit number is # 423208, and that application is dated 7/25/00. They, in permits, have a copy of the site plan should you need that. I would appreciate anything you can do to expedite this. I was unaware that this request was never finally submitted and had become inactive. Please contact me if there is something further I need to do to complete this process, my telephone numbers are printed below. I will contact Mr. Kotroko, as well, with a copy of this letter and a note that I am working to get this resolved. Thank you very much for your time and attention to this matter.

Sincerely,

  
Sydney Hopkins

cc: Mr. Kotroko

AUG 10

SYDNEY HOPKINS  
ARTIST

8/10/00  
WCF  
S

Gance find it?  
+ Process  
See Me  
8/11/00  
u a

August 9, 2000

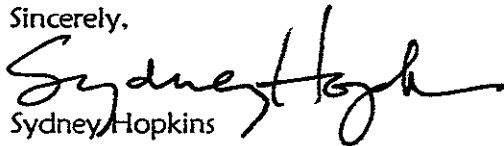
To: Mr. Arnold Jablon  
Director of Permits and Development Management  
Zoning Review  
111 West Chesapeake Ave.  
Towson, MD 21204

Re: Variance Case # 99-380-SPHA  
Property: 14624 Thornton Mill Rd.

Dear Mr. Jablon:

I am writing you requesting that the variance applied for April of '99 reference number #99-380 be sent on for a hearing. I am ready to move forward with this barn project and have applied for a building permit. That permit number is # 423208, and that application is dated 7/25/00. They, in permits, have a copy of the site plan should you need that. I would appreciate anything you can do to expedite this. I was unaware that this request was never finally submitted and had become inactive. Please contact me if there is something further I need to do to complete this process, my telephone numbers are printed below. I will contact Mr. Kotroko, as well, with a copy of this letter and a note that I am working to get this resolved. Thank you very much for your time and attention to this matter.

Sincerely,

  
Sydney Hopkins

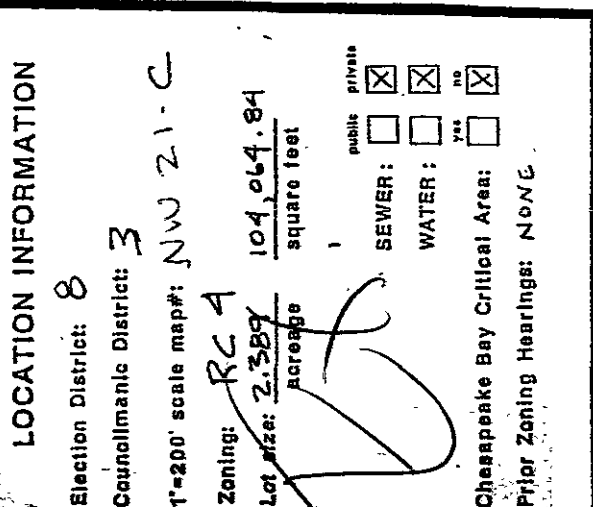
cc: Mr. Kotroko

## Plat to a

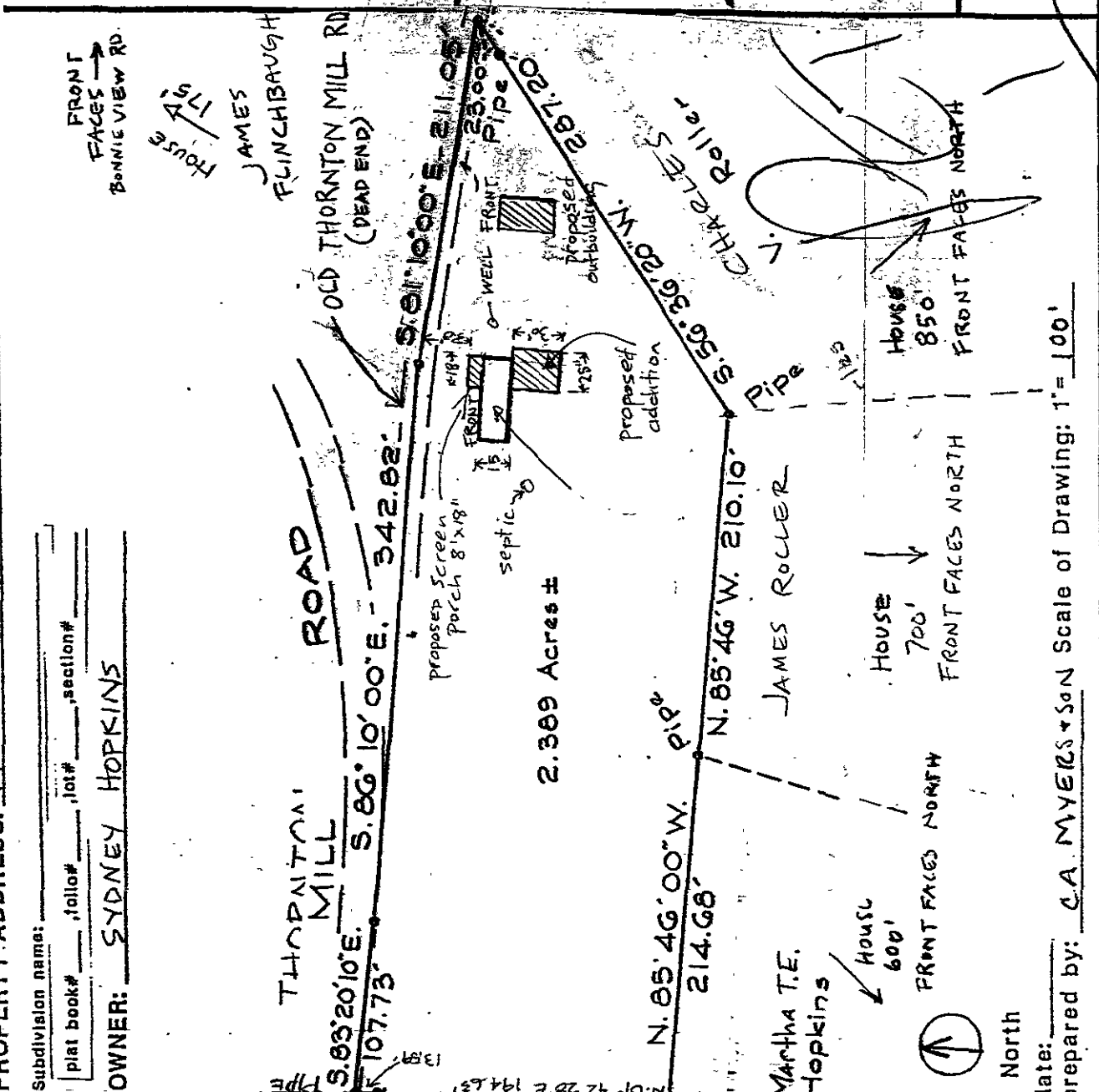
PROPERTY ADDRESS: 14624 THORNTON MILL RD

[illegible]

OWNER: SYDNEY HOPKINS



Zoning Office USE ONLY		
reviewed by:	ITEM #:	CASE #:
BK	380	99-380-SHA



late: \_\_\_\_\_  
 prepared by: C.A. MYERS & SON Scale of Drawing: 1" = 100'

99-380-5PHA

SYDNEY HOPKINS  
ARTIST

OWNERSHIP and SETBACKS of BUILDINGS of ADJACENT PROPERTIES

- 1) Mr. and Mrs. James Flinchbaugh  
14428 Bonnieview Road

Tax account number: 0801035500  
Deed reference number: 6661/579

House setback from subject property line is 175', front faces east  
Lot size - 1.68 acres

- 2) Mr. and Mrs. James V. Roller  
14414 Bonnieview Road

Tax account number: 2200017182  
Deed reference number: 10060/55

House setback from subject property line is approx. 700'  
Front faces north  
Lot size: 4.03 acres

- 3) Mrs. Martha T. E. Hopkins  
14626 Thornton Mill Road

Tax account number: 2200029083  
Deed reference number: 12149/407

House setback from subject property line is approx. 600'  
Front faces north  
Lot size: 27.61 acres

- 4) Mr. and Mrs. Charles V. Roller  
14402 Bonnieview Rd.

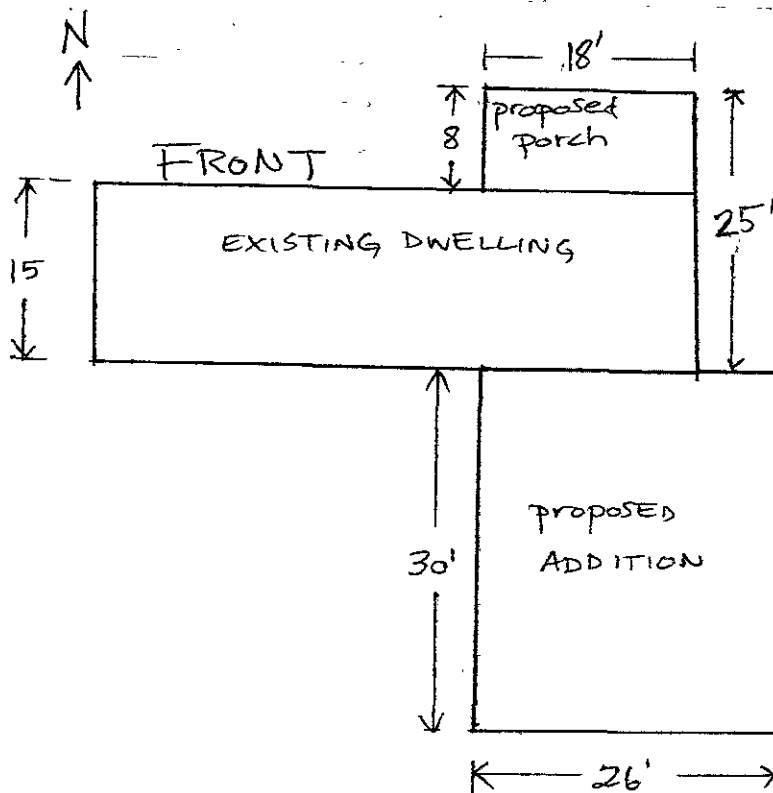
Tax account number: 0818047226  
Deed reference number: 4522/137

House setback from subject property line is 850'.  
Front faces north  
Lot size: 60 acres

SYDNEY HOPKINS  
ARTIST

BUILDINGS - Existing and Proposed

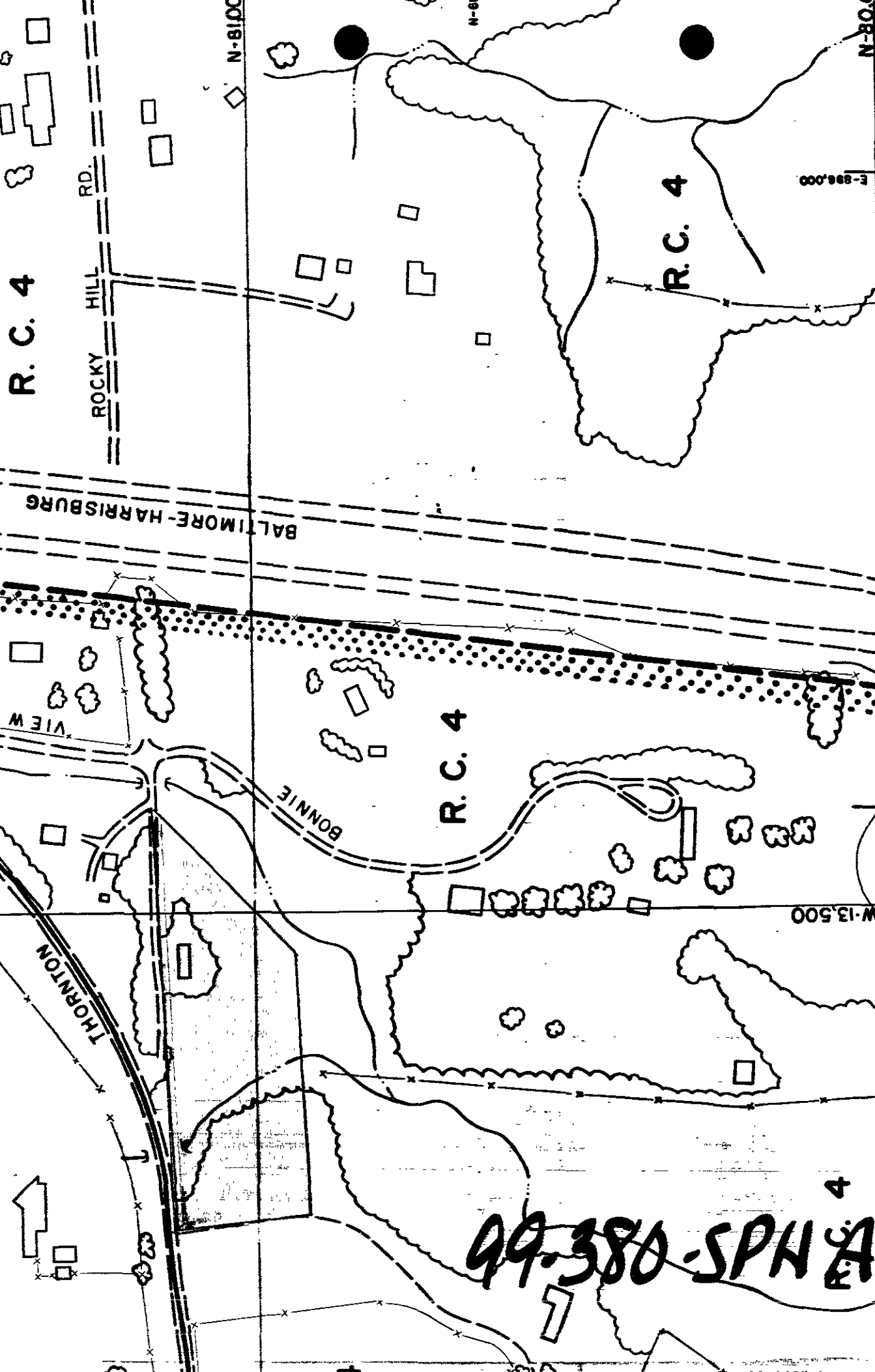
- 1) Existing building: Dimensions 15'w x 50'l x 24'h.  
Use: principal residence  
Location: Front to north line-36'  
Eastside to east line-175'  
Back to south line-170'  
Westside to west line-400'
- 2) Proposed addition: Dimensions - 26'w x 30'l x 24'h  
(please see diagram) Porch-18'w x 8'd  
Use: Added living space  
Location: Porch to be on facade of stone portion  
existing Other addition to be built off of the  
stone portion on back of the house.
- 3) Proposed Out-Building: Dimensions- 20'w x 30'l x 20'h  
Use: Workshed/Storage, no plumbing  
Location: Approx. 80' east of existing  
dwelling. 25' to north line (front),  
50' to east line, 50' to south line,  
554' to west line.



No Prior Hearings.

No Existing or Proposed Easements or Rights-of-way, private or public  
Two streams on property exist, one east, one west of the existing  
dwelling, each approximately 250' away.





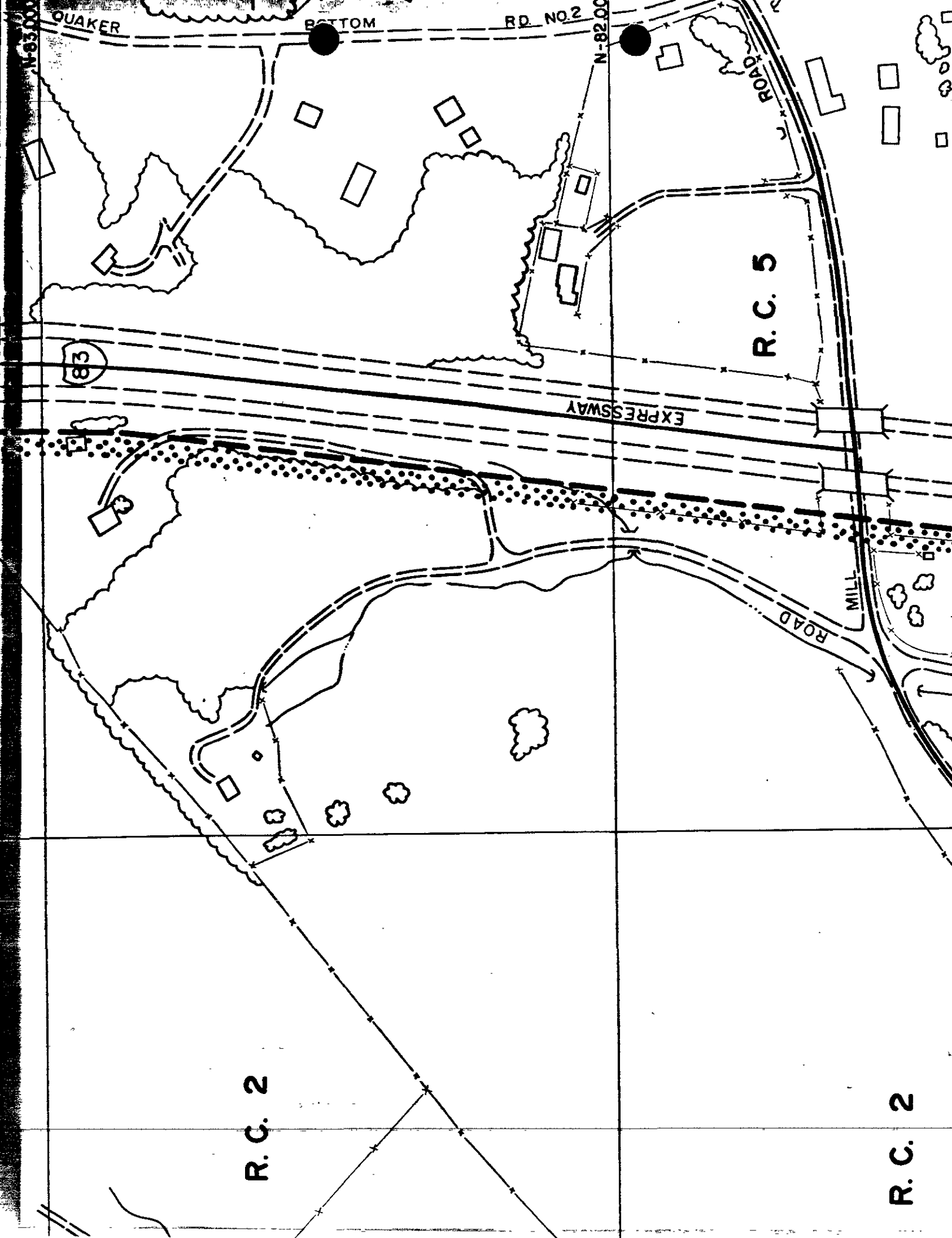
WEST OF PHILOPOLIS	
DATE	DATE
SCALE	LOCATION
1" = 200' ±	
SHEET	
N. W.	

99-380-SPN A

#380

Map #21-C

JING



R.C. 2

R.C. 5

R.C. 2

SYDNEY HOPKINS  
ARTIST



VIEW  
DUE  
NORTH



VIEW  
DUE  
EAST  
LOCATION  
FOR  
OUT BUILDING  
BEYOND 2  
CEDAR  
TREES

P O Box 998 — 14624 Thornton Mill Road — Sparks, MD 21152  
410 - 771-8206 410 - 669-3431

**99-380-SPHA**

#380

SYDNEY HOPKINS  
ARTIST



VIEW  
DUE  
WEST



VIEW  
NORTH-EAST

ON RIGHT  
OF PHOTO  
IS  
NEIGHBOR  
FUNCHBAUGH

P O Box 998 — 14624 Thornton Mill Road — Sparks, MD 21152  
410 - 771-8206 410 - 669-3431

99-380-SPHA

# 380

SYDNEY HOPKINS  
ARTIST



SOUTHERN  
EXPOSURE  
ADDITION  
TO BE  
BUILT OFF  
OF  
SOUTH  
STONE WALL  
25' x 30'



VIEW  
DUE  
SOUTH

P O Box 998 — 14624 Thornton Mill Road — Sparks, MD 21152  
410 - 771-8206 410 - 669-3431

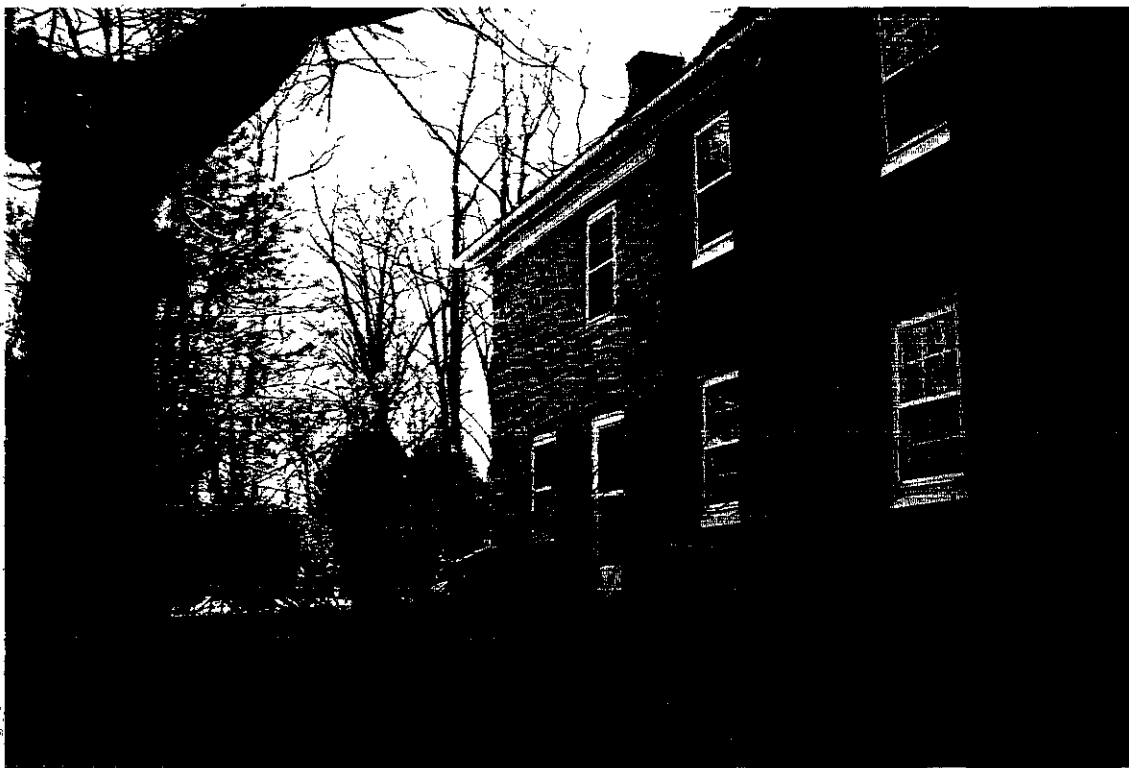
99-380-5PHA

\$380

SYDNEY HOPKINS  
ARTIST



NORTHERN  
FACADE  
from  
East



NORTHERN  
FACADE

from  
West

ENCLOSED  
PORCH

TO BE

BUILT  
OFF STONE  
WALL

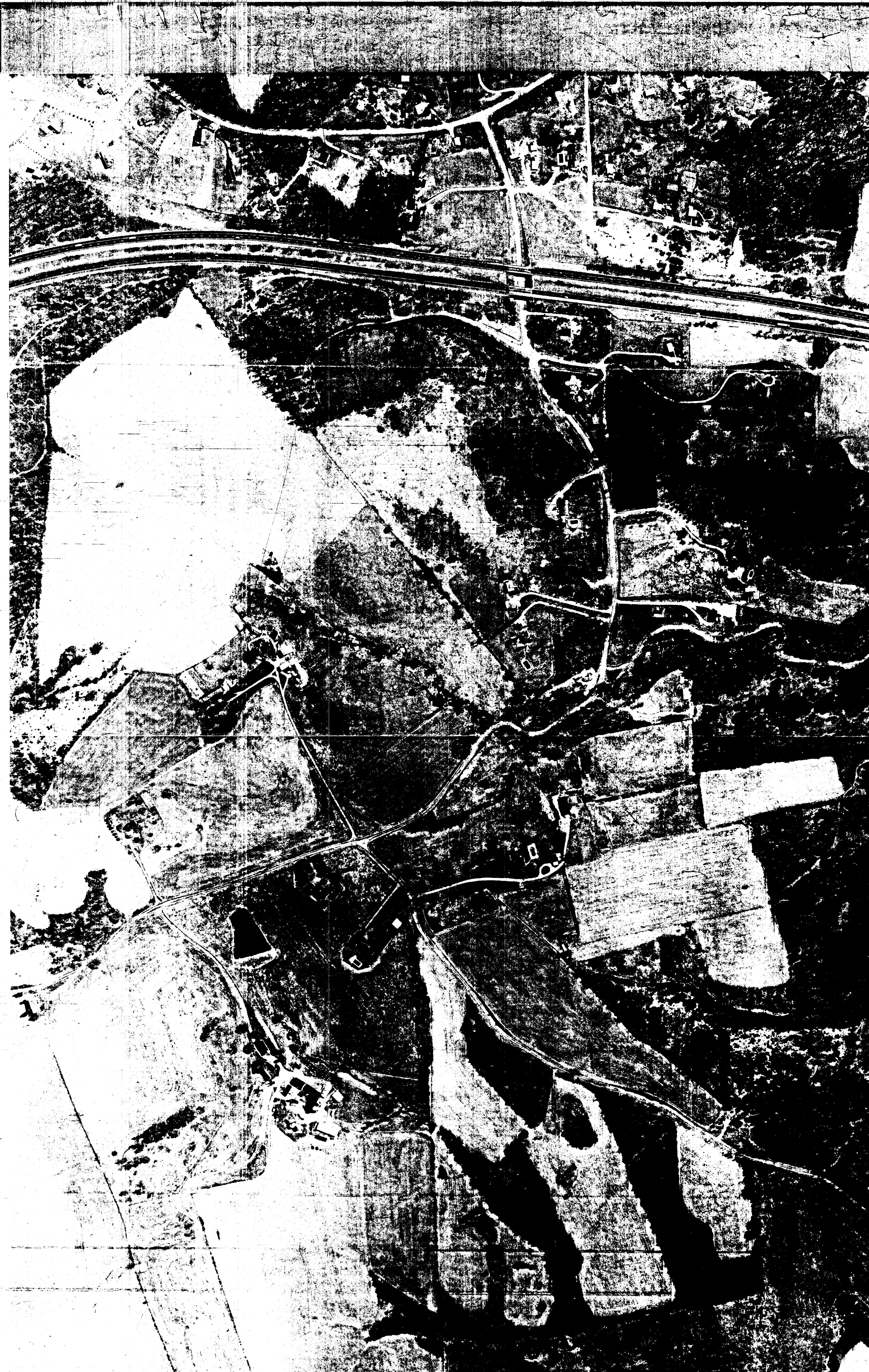
18' x 8'

P O Box 998 — 14624 Thornton Mill Road — Sparks, MD 21152  
410 - 771-8206 410 - 669-3431

99-380-SPNA

#380





MICROFILM

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF PHILOPOLIS	N W
DATE OF PHOTOGRAPHY JANUARY 1986		21-C

BALTIMORE COUNTY 99-380-SPHA  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

#380